



ADMINISTRATION
& INFORMATION

ECONOMIC ANALYSIS DIVISION

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FOR IMMEDIATE RELEASE

April 16, 2021

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Wyoming Cost of Living Index for the Fourth Quarter of 2020

CHEYENNE - The fourth quarter of 2020 Wyoming Cost of Living Index (WCLI) is now available from the State of Wyoming, Economic Analysis Division. The WCLI consists of two parts, **Inflation**, which measures year-over-year change (annual) and the **Comparative Cost of Living Index** which compares each county's cost of living in one period (not over time) to the statewide average.

Inflation is reported for the State, by consumer category, and for five regions in the State. Inflation measures year-over-year price changes in six consumer categories. The inflation figures for the fourth quarter of 2020 represent the percent change in the price level of a standard basket of selected consumer items priced in the fourth quarter of 2020, compared with the price level of the same goods recorded one year ago (fourth quarter of 2019).

- All Items Statewide inflation 2.0%

- Statewide inflation by consumer category:
 - Food 2.7%
 - Housing 3.2%
 - Apparel 4.0%
 - Transportation -3.1%
 - Medical 1.9%
 - Recreation & Personal Care 2.0%

- Regional inflation rates:
 - Southeast 1.9%
 - Southwest 1.9%
 - Central 2.7%
 - Northeast 0.9%
 - Northwest 2.1%

Nationally, the inflation rate from December 2019 to December 2020 was 1.4% (CPI-U), as reported by the U.S. Bureau of Labor Statistics (BLS) in the Consumer Price Index.

The Comparative Cost of Living Index represents each county's price level compared to the statewide average (100) during a single period, in this case, the fourth quarter of 2020. For the fourth quarter of 2020, the Comparative Cost of Living Index ranked Teton (165) as the county with the highest **All Items** value, which indicates that the cost of living in Teton County was estimated 65 percent higher than the statewide average in the quarter.

Comparative Cost of Living Index values for all counties in Wyoming are listed in Table 1 on page 3. Movement in ranking from a previous survey does not indicate that the price level has increased or decreased in a particular county. Instead, these values reflect relative price levels in each county, *at the time of data collection*, compared with the statewide average of 100. Comparative Cost of Living Index data were also produced by consumer category for every county.

Survey Methodology

The WCLI is produced biannually, the second quarter and the fourth quarter. Price data are collected in twenty-eight cities and towns in Wyoming and the data are used to build a Comparative Cost of Living Index by county and to estimate overall inflation rates for Wyoming and the five designated regions of the State. A map of the twenty-eight cities where price data were collected is on page 4.

Communities across the State are included in the WCLI based on the following criteria: First, the largest city or town in each county is priced; additionally, prices are collected in any city or town with populations greater than 5,000 or in cases of a city or town having at least 80 percent of a county's largest community's population. In counties where only one community was priced, those prices were used to represent the entire county. In counties where two communities were surveyed, a population-weighted average of the prices for the two communities was used for the entire county. In addition, starting with the second quarter of 2003 WCLI report, Afton, in Lincoln County, was added as a sampling point through legislative action in 2003. Kemmerer is still priced. Afton and Kemmerer report separate Comparative Cost of Living Index numbers. Beginning with the second quarter of 2004, Afton, has been included in the inflation calculations.

The 140 consumer items surveyed were aggregated into six categories, which were then weighted using item weights from the U.S. Bureau of Labor Statistics (BLS), Consumer Price Index (CPI-U), reflective of their overall importance in the average consumer's budget. These categories, and their respective weight components, include Housing (48.4%), Transportation (15.7%), Food (13.8%), Recreation & Personal Care (9.6%), Medical (8.8%), and Apparel (3.6%).

The data are weighted by population to more accurately represent the price changes experienced by the majority of consumers in Wyoming.

The Division wishes to extend its sincere appreciation to all of the businesses and individuals whose cooperation and assistance made this survey possible.

Table 1 - Wyoming Comparative Cost of Living Index - 4Q20
(Statewide Average = 100)

COUNTY	Index Number by Category:						
	All Items	Food	Housing	Apparel	Transportation	Medical	Recreation & Personal Care
Teton	165	115	224	126	104	99	108
Laramie	105	100	111	95	98	94	104
Sublette	102	111	99	114	105	98	102
Lincoln-Afton	101	97	102	106	101	98	103
Converse	100	100	99	104	100	105	103
Sheridan	99	101	97	100	102	101	96
Campbell	98	111	95	91	99	98	100
Park	97	106	91	111	102	100	99
Albany	97	93	98	113	98	92	95
Fremont	97	99	91	105	100	111	99
Natrona	96	96	93	96	99	100	101
Carbon	95	96	91	93	100	117	91
Sweetwater	95	94	93	86	102	104	95
Johnson	95	109	87	111	101	95	102
Crook	94	100	86	94	100	109	108
Lincoln-Kemmerer	92	97	79	93	102	120	102
Uinta	91	88	84	95	99	109	100
Hot Springs	90	104	78	106	101	102	98
Weston	90	97	78	102	100	107	102
Niobrara	89	93	80	104	100	100	103
Big Horn	89	111	76	109	102	90	95
Platte	88	93	80	102	99	86	98
Washakie	88	104	75	106	101	90	98
Goshen	88	98	78	100	99	91	97

Starting with the 2Q03 Comparative Index, Lincoln-Afton was included.

Table 2 - Annual Inflation Rates by Category

QUARTER:	Inflation Rate by Category (Statewide Average):						
	All Items	Food	Housing	Apparel	Transportation	Medical	Recreation & Personal Care
WEIGHTS:	100.0	13.8	48.4	3.6	15.7	8.8	9.6
4Q14	1.1	4.1	3.7	3.7	-11.5	4.7	0.9
2Q15	0.9	1.7	1.9	2.5	-4.4	4.7	0.0
4Q15	0.5	2.2	-0.3	5.9	-1.4	5.0	-0.5
2Q16	-0.6	0.1	-0.6	-2.0	-2.7	4.3	-1.6
4Q16	0.6	1.4	-1.2	3.2	4.5	3.7	-1.5
2Q17	1.1	3.8	-0.3	5.4	1.1	3.3	1.3
4Q17	2.3	3.5	1.7	1.9	2.8	3.2	2.1
2Q18	3.3	2.1	2.1	6.6	8.7	3.6	-0.3
4Q18	2.5	2.6	2.0	4.7	2.8	4.8	1.2
2Q19	2.0	2.3	2.7	3.6	-0.8	5.0	-0.3
4Q19	2.2	0.9	2.7	7.1	1.4	4.0	-0.4
2Q20	1.1	4.9	2.6	2.7	-7.3	3.0	-1.0
4Q20	2.0	2.7	3.2	4.0	-3.1	1.9	2.0

Note: Item weights may not add to 100 due to rounding.

Note: The 2Q99 inflation calculations mark the first time the WCLI used all 23 counties to calculate the inflation rates.

Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

Table 3 - Annual Inflation Rates by Region

QUARTER:	U.S. CPI*	Statewide All Items	Inflation Rate By Region (All Items):				
			Southeast	Southwest	Central	Northeast	Northwest
4Q14	0.8	1.1	0.3	-0.9	3.1	1.9	0.8
2Q15	0.1	0.9	0.8	-1.1	0.7	2.4	2.3
4Q15	0.7	0.5	1.1	1.1	-2.1	0.9	2.7
2Q16	1.0	-0.6	1.0	-0.1	-3.2	-2.2	2.2
4Q16	2.1	0.6	3.1	-0.5	-1.3	-1.2	1.9
2Q17	1.6	1.1	1.7	1.1	0.2	0.4	2.7
4Q17	2.1	2.3	2.2	2.9	1.9	1.2	3.9
2Q18	2.9	3.3	3.2	1.8	3.6	4.1	3.2
4Q18	1.9	2.5	1.9	1.0	2.7	4.8	2.3
2Q19	1.6	2.0	1.7	2.2	2.3	2.3	1.9
4Q19	2.3	2.2	2.5	1.6	2.3	1.9	2.5
2Q20	0.6	1.1	1.8	0.2	1.7	-0.2	0.8
4Q20	1.4	2.0	1.9	1.9	2.7	0.9	2.1

Note: The 2Q99 inflation calculations mark the first time the WCLI used all 23 counties to calculate the inflation rates.

Previously, only 15 counties were used. Starting with the 2Q04 report, the inflation numbers include Lincoln-Afton.

* 4th Quarter represents the December to December and 2nd Quarter represents the June to June percent change in the US CPI-U.

Regional Composition for Inflation Estimate:

Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte counties.

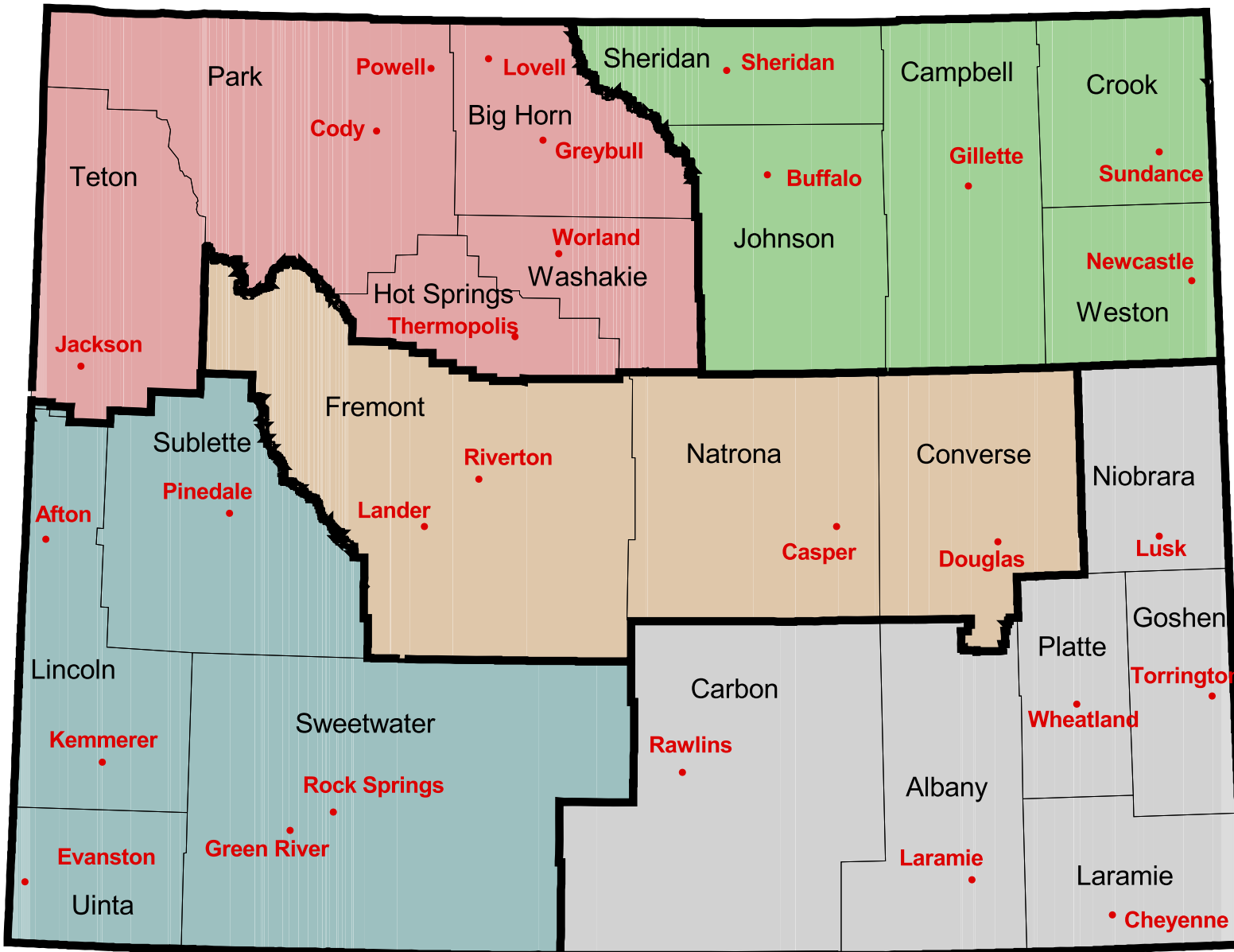
Southwest: Lincoln-Kemmerer, Lincoln-Afton, Sublette, Sweetwater, and Uinta counties.

Central: Converse, Fremont, and Natrona counties.

Northeast: Campbell, Crook, Johnson, Sheridan, and Weston counties.

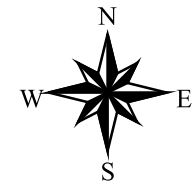
Northwest: Big Horn, Hot Springs, Park, Teton, and Washakie counties.

Surveyed Communities and WCLI Regions



WCLI Regions

- Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, and Platte
- Southwest: Lincoln (Kemmerer), Lincoln (Afton), Sublette, Sweetwater, and Uinta
- Central: Converse, Fremont, and Natrona
- Northeast: Campbell, Crook, Johnson, Sheridan, and Weston
- Northwest: Big Horn, Hot Springs, Park, Teton, and Washakie



Note: Starting with the 2Q03 WCLI report, North Lincoln County (Afton) is included in the comparative index, and is tabulated separately from South Lincoln County (Kemmerer).

TABLE 4 - AVERAGE RENTAL RATES - 4Q20 & 4Q19

County	APARTMENT (1)			MOBILE HOME LOT (2)			HOUSE (3)			MOBILE HOME (4)		
	4Q20	4Q19	Percent Change	4Q20	4Q19	Percent Change	4Q20	4Q19	Percent Change	4Q20	4Q19	Percent Change
Albany	\$726	\$727	-0.1%	\$431	\$410	4.9%	\$1,130	\$1,055	7.1%	\$794	\$806	-1.4%
Big Horn	\$497	\$498	-0.2%	\$205	\$194	5.6%	\$725	\$685	5.8%	\$499	\$470	6.2%
Campbell	\$709	\$693	2.3%	\$487	\$466	4.5%	\$1,118	\$1,142	-2.1%	\$752	\$713	5.5%
Carbon	\$636	\$694	-8.4%	\$383	\$378	1.2%	\$977	\$996	-2.0%	\$911	\$892	2.2%
Converse	\$776	\$794	-2.3%	\$222	\$205	8.5%	\$1,136	\$1,207	-5.8%	\$778	\$761	2.2%
Crook	\$639	\$628	1.8%	NA	NA	NA	\$736	\$734	0.2%	NA	NA	NA
Fremont	\$723	\$708	2.2%	\$268	\$251	6.7%	\$941	\$939	0.2%	\$716	\$680	5.3%
Goshen	\$621	\$596	4.3%	NA	NA	NA	\$686	\$631	8.7%	\$511	\$503	1.7%
Hot Springs	\$580	\$540	7.3%	NA	NA	NA	\$651	\$684	-4.9%	NA	\$589	NA
Johnson	\$599	\$584	2.7%	\$235	\$228	3.3%	\$1,053	\$1,001	5.1%	\$642	\$583	10.2%
Laramie	\$907	\$846	7.1%	\$470	\$454	3.4%	\$1,370	\$1,257	8.9%	\$965	\$951	1.5%
Lincoln (Kemmerer)	\$516	\$515	0.3%	NA	NA	NA	\$606	\$603	0.6%	\$671	\$671	0.0%
Lincoln (Afton)	\$745	\$627	18.8%	NA	NA	NA	\$1,120	\$1,062	5.5%	NA	NA	NA
Natrona	\$729	\$719	1.4%	\$422	\$400	5.4%	\$1,073	\$1,058	1.4%	\$709	\$711	-0.4%
Niobrara	\$550	\$564	-2.5%	NA	NA	NA	\$826	\$882	-6.4%	NA	NA	NA
Park	\$673	\$648	3.8%	\$314	\$311	1.1%	\$965	\$965	-0.1%	\$778	\$753	3.3%
Platte	\$581	\$575	1.0%	NA	NA	NA	\$749	\$764	-2.0%	NA	NA	NA
Sheridan	\$688	\$670	2.6%	\$351	\$338	3.8%	\$1,211	\$1,154	4.9%	\$646	\$651	-0.7%
Sublette	\$768	\$733	4.8%	NA	NA	NA	\$1,121	\$1,102	1.7%	NA	NA	NA
Sweetwater	\$644	\$618	4.1%	\$449	\$441	1.8%	\$1,016	\$941	8.0%	\$809	\$805	0.5%
Teton	\$2,472	\$2,276	8.6%	\$730	\$660	10.6%	\$2,877	\$2,768	3.9%	\$1,420	\$1,310	8.4%
Uinta	\$624	\$601	3.8%	\$304	\$300	1.4%	\$893	\$881	1.3%	\$687	\$661	3.8%
Washakie	\$523	\$531	-1.4%	NA	NA	NA	\$738	\$688	7.2%	NA	NA	NA
Weston	\$575	\$575	0.0%	\$186	\$172	8.0%	\$671	\$695	-3.5%	\$543	\$527	2.9%
Southeast	\$803	\$772	4.0%	\$421	\$407	3.3%	\$1,197	\$1,116	7.2%	\$869	\$861	0.9%
Southwest	\$646	\$615	5.1%	\$411	\$396	3.9%	\$959	\$914	4.9%	\$739	\$710	4.1%
Central	\$732	\$724	1.2%	\$356	\$336	5.9%	\$1,041	\$1,038	0.2%	\$718	\$707	1.5%
Northeast	\$679	\$664	2.3%	\$379	\$364	4.3%	\$1,081	\$1,072	0.9%	\$683	\$655	4.3%
Northwest	\$1,176	\$1,105	6.4%	\$413	\$389	6.1%	\$1,472	\$1,430	3.0%	\$891	\$843	5.7%
Statewide Average	\$790	\$761	3.7%	\$396	\$379	4.5%	\$1,139	\$1,100	3.6%	\$785	\$764	2.7%

Regions:

Southeast: Albany, Carbon, Goshen, Laramie, Niobrara, Platte
Southwest: Lincoln (Afton), Lincoln (Kemmerer), Sublette, Sweetwater, Uinta
Central: Converse, Fremont, Natrona
Northeast: Campbell, Crook, Johnson, Sheridan, Weston
Northwest: Big Horn, Hot Springs, Park, Teton, Washakie

(1) - Two-bedroom, unfurnished, excluding gas and electric.
(2) - Single-wide, including water.
(3) - Two or three-bedroom, single family, excluding gas and electric.
(4) - Two or three-bedroom, including lot rent.
Note: The regional averages are weighted by population within the region.
(NA) - There were too few observations to report the data.